

136.0

0002

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,080,100 / 1,080,100

1,080,100 / 1,080,100

1,080,100 / 1,080,100

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		BRANTWOOD RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SLOAN REINE	
Owner 2: SWANCIGER JOHN	
Owner 3:	

Street 1: 90 BRANTWOOD RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: KRAMER G RICHARD & WINIFRED M/ -
Owner 2: TR/OF BRANTWOOD NOMINEE REALTY -
Street 1: 90 BRANTWOOD RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 7,850 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1914, having primarily Wood Shingle Exterior and 2530 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

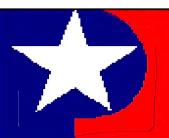
PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	7850	Sq. Ft.	Site	0	90.	0.84	10											589,949					589,900
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## IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							87248
							GIS Ref
							GIS Ref
							Insp Date
							08/29/17



## USER DEFINED

Prior Id # 1: 87248
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
PRINT Date Time
12/11/20 00:50:23
LAST REV Date Time
09/29/20 13:19:56
apro
10545
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## PREVIOUS ASSESSMENT

Parcel ID 136.0-0002-0012.A									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	101	FV	438,600	5000	7,850.	590,000	1,033,600	1,033,600	Year End Roll 12/18/2019
2019	101	FV	345,800	5000	7,850.	622,700	973,500	973,500	Year End Roll 1/3/2019
2018	101	FV	345,800	4300	7,850.	458,900	809,000	809,000	Year End Roll 12/20/2017
2017	101	FV	345,800	4300	7,850.	439,200	789,300	789,300	Year End Roll 1/3/2017
2016	101	FV	345,800	4300	7,850.	406,400	756,500	756,500	Year End 1/4/2016
2015	101	FV	337,300	4300	7,850.	340,900	682,500	682,500	Year End Roll 12/11/2014
2014	101	FV	337,300	4300	7,850.	333,000	674,600	674,600	Year End Roll 12/16/2013
2013	101	FV	337,300	4300	7,850.	317,300	658,900	658,900	12/13/2012

## SALES INFORMATION

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
KRAMER G RICHAR		1	6/11/2019			1,230,000	No	No		
KRAMER G RICHAR		61225-547	2/19/2013	Convenience		1	No	No		
		14136-477	11/1/1980			43,225	No	No	A	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/29/2017											HS	Hanne S
11/11/2008											355	PATRIOT
11/9/2000											189	PATRIOT
11/4/1999											266	PATRIOT
12/1/1981											MS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 6	- Colonial			Full Bath: 1	Rating: Good			HATCHWAY TO ATTIC.																
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																			
Foundation: 3 - Brick or Stone				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																			
Sec Wall: %				OthrFix:	Rating:																			
Roof Struct: 3 - Gambrel				<b>OTHER FEATURES</b>																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																
Color: BLUEBERRY				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir:				Fpl: 2	Rating: Average																			
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Other																
Grade: B - Good (-)				<b>CONDOS INFORMATION</b>				Upper																
Year Blt: 1914		Eff Yr Blt:						Lvl 2																
Alt LUC:		Alt %:						Lvl 1																
Jurisdct:		Fact: .						Lower																
Const Mod:								Totals	RMs: 7	BRs: 3	Baths: 1	HB												
Lump Sum Adj:								<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>																				
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Exterior:				No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:				1	7	3											
Sec Int Wall: %				Economic:		%	Additions:																	
Partition: T - Typical				Special:		%	Kitchen:																	
Prim Floors: 3 - Hardwood				Override:		%	Baths:																	
Sec Floors: %				Total: 18.6 %			Plumbing:																	
Bsmnt Flr: 12 - Concrete							Electric:																	
Subfloor:							Heating:																	
Bsmnt Gar:							General:																	
Electric: 3 - Typical																								
Insulation: 2 - Typical																								
Int vs Ext: S																								
Heat Fuel: 2 - Gas																								
Heat Type: 3 - Forced H/W																								
# Heat Sys: 1																								
% Heated: 100																								
Solar HW: NO																								
% Com Wall																								
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 136.0-0002-0012.A																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
3	Garage	D	Y	1	21X15	A	AV	1952	22.94	T	40	101			4,300		4,300							
19	Patio	D	Y	1	10x20	A	AV	2000	4.13	T	15.2	101			700		700							
More: N				Total Yard Items: 5,000				Total Special Features:				Total: 5,000				Image								
<p>4 FFL BMT</p> <p>SFL (6) SFL (6) ENT (3)</p> <p>SFL (9) SFL (16) ENT (33)</p> <p>SFL (285) 19</p> <p>2 SFL 15 FFL 10 2 15 SFL 2</p> <p>(30) (20) (30) (20)</p> <p>7</p>																<b>AssessPro Patriot Properties, Inc</b>								